

First Reading: September 4, 2018
Second Reading: September 11, 2018

MR-2018-109
Ben Mies/Pratt & Associates, LLC
District 3
Planning Version

ORDINANCE NO. 13365

AN ORDINANCE CLOSING AND ABANDONING A SEWER EASEMENT LOCATED AT 5424 CASSANDRA SMITH, AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That a sewer easement located at 5424 Cassandra Smith, as detailed on the attached map, be and is hereby closed and abandoned:

Abandonment of a sewer easement located at 5424 Cassandra Smith Road beginning 100 feet north of MHS100M019 and ending 180 feet west of MHS100M019. Tax Map Nos. 100-072.01 and 078.04.

SECTION 2. BE IT FURTHER ORDAINED, That the abandonment of said sewer easement be approved, subject to relocation as approved by the City Engineer.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: September 11, 2018

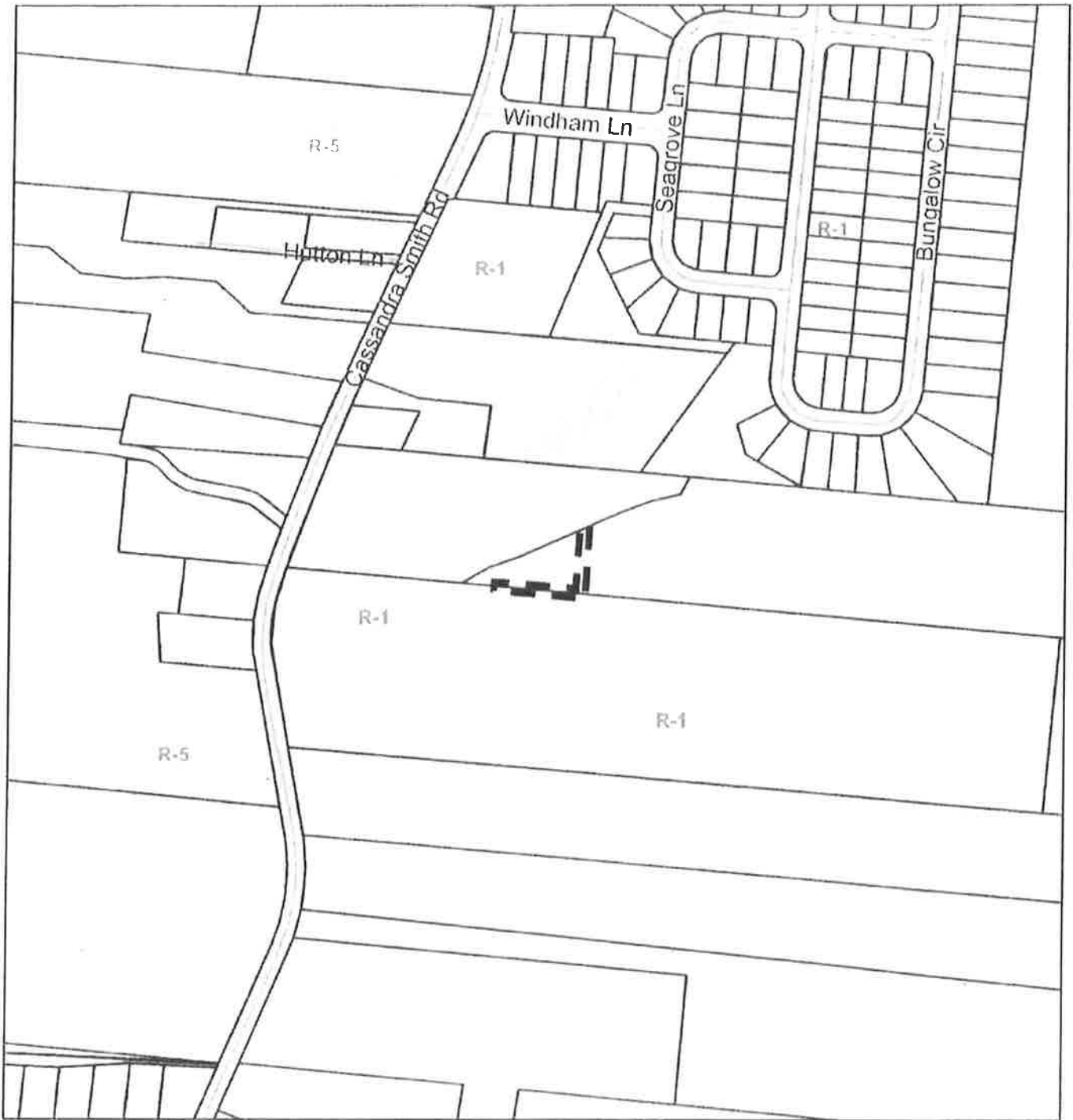
Ken P. Sp...
CHAIRPERSON

APPROVED: DISAPPROVED:

B. M.
MAYOR

/mem

MR 2018-0109 Sewer Easement Abandonment



**Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT**

CASE NUMBER: MR 2018-0109

PC MEETING DATE: 06/11/2018

APPLICANT: Ben Mies, Pratt & Associates LLC

PROPERTY OWNER: Pratt & Associates LLC

PROPERTY ADDRESS: 5424 Cassandra Smith Rd.

TAX MAP PARCEL ID: 100.078.04 & 100.072.01

JURISDICTION: City of Chattanooga

SUMMARY OF REQUEST: Mandatory Referral to abandon a 280'x20' portion of an open sewer right-of-way and relocate it for residential development.

SITE PHOTOGRAPHS



Public Notice Sign



Site



Site

PROPERTY DESCRIPTION

LOCATION

Beginning 100' north of MHS100M019 and ending 180' west of MHS100M019

ACCESS

Cassandra Smith Rd.

NATURAL RESOURCES

There is 100 and 500-year floodplain on the site, and steep slopes greater than 25% on the eastern portion of the site.

ZONING, REGULATIONS & POLICIES

ZONING HISTORY

The site is zoned R-1 Residential Zone with a Special Permit for a Residential Planned Unit Development (Resolution #29134). The approved PUD plan is for 62 single-family detached residential lots. There is a condition associated with the PUD that prohibits grading or clearing of trees within the designated open space area located in the eastern section of the development.

REGULATIONS

Tennessee Code Annotated (13-4-104) requires the Planning Commission to review the widening, narrowing, relocation, vacation, change in use, acceptance, acquisition, sale or lease of any street or public way, ground, place, property or structure within municipalities.

OTHER DEPARTMENT COMMENTS

No other department provided comments for this case.

DISCUSSION OF STAFF RECOMMENDATION

Yes No N/A

IMPACT TO ADJACENT PROPERTIES

The sewer line is internal to the site and will not impact adjacent properties.

Yes No N/A

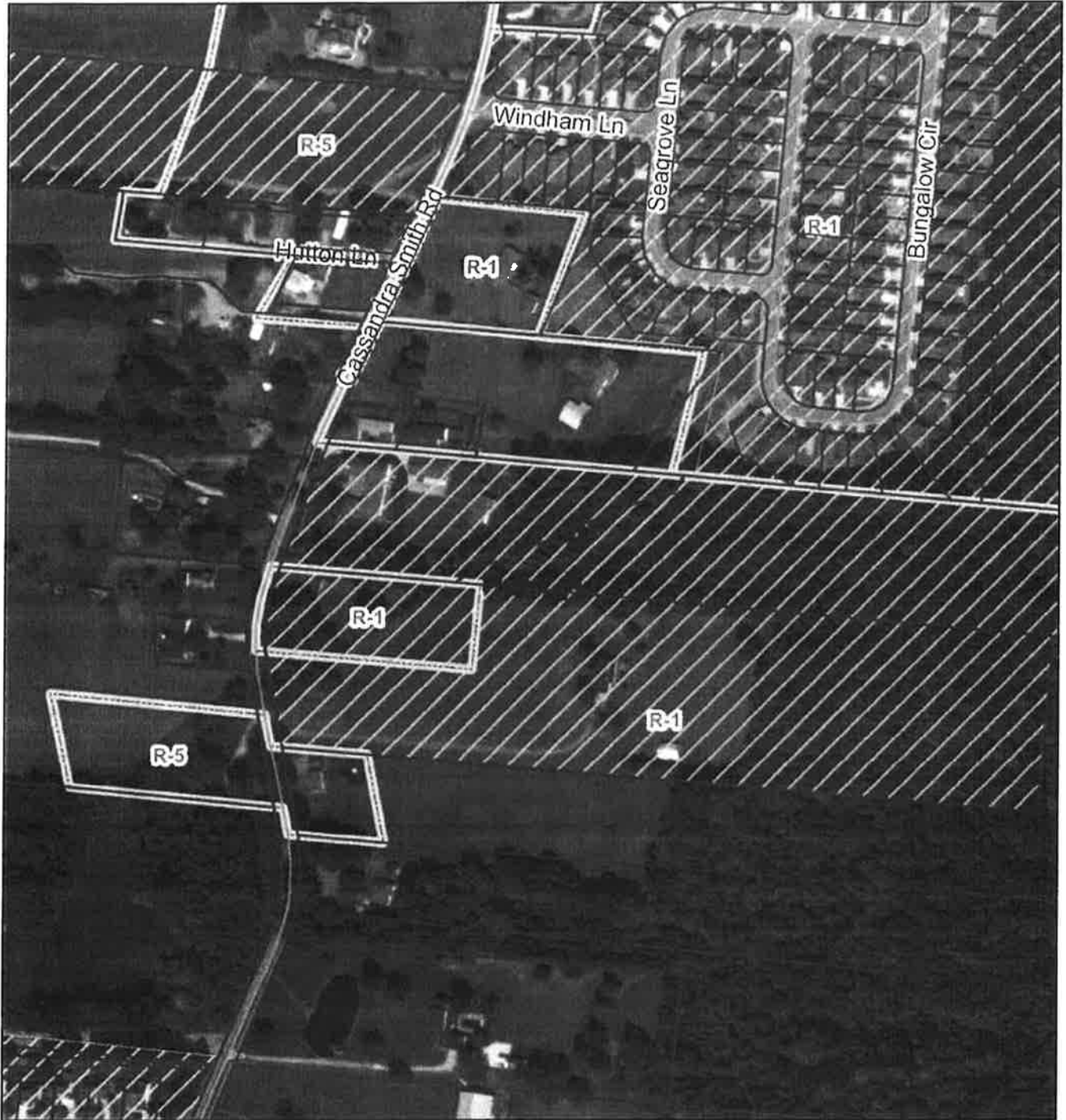
TOPOGRAPHY, GRADE OR OTHER NATURAL RESOURCES ON SITE

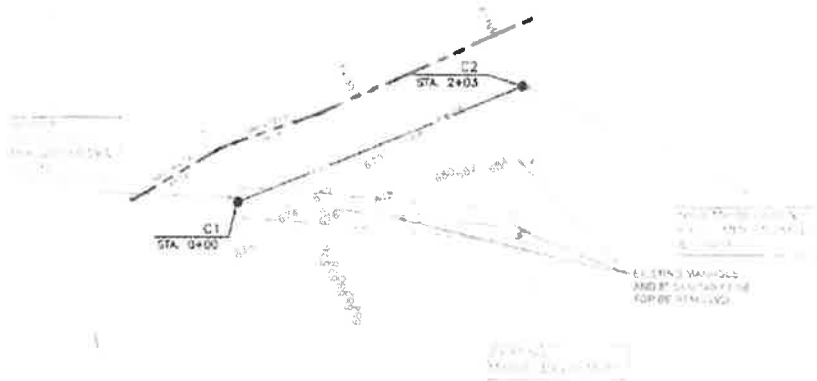
There are steep slopes on the eastern portion of the site which is shown as designated open space on the approved PUD plan. The proposed sewer relocation is not in the designated open space area.

STAFF RECOMMENDATION

APPROVE

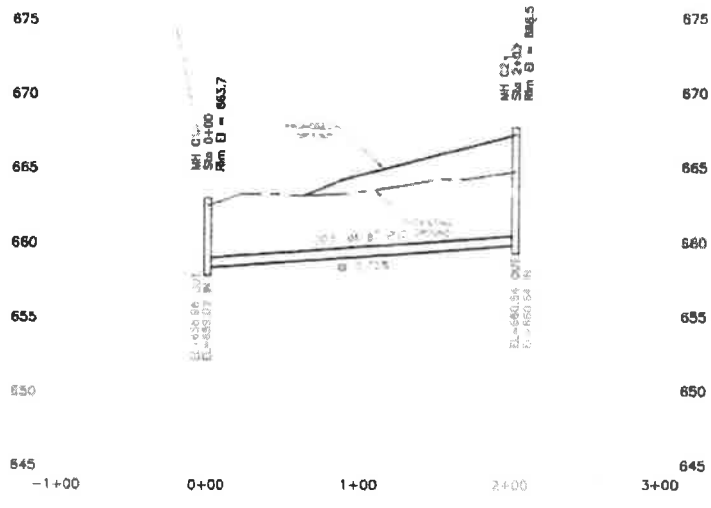
MR 2018-0109 Sewer Easement Abandonment





APR 23 2018

SANITARY LINE "C"



- LEGEND**
- ASPHALT PAVEMENT
 - CONCRETE WALK



VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 Chattanooga, TN
 423-249-0000



AMBER RIDGE
 FOR
PRATT HOME BUILDERS
 CHATTANOOGA, TN

JOB NO.	16135	DESIGNED	DRAWN	SCALE	DATE
WK ORDER	0680	CUT	MAS	1" = 50'	05-27-18

SANITARY SEWER PLAN AND PROFILE LINE A AND C

C4.3

APR 23 2018

